LOT 1
ISLAND GROVE PHASE 1 PB 5/44

DAIGLE TONI M
2102 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

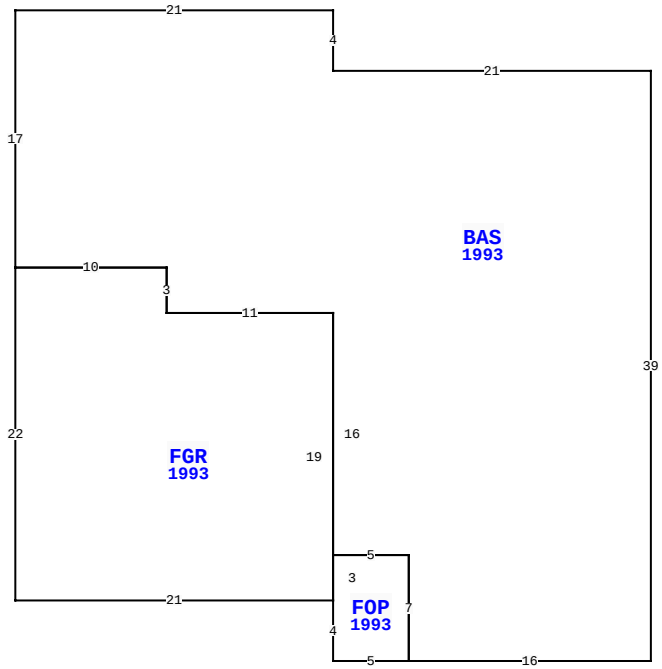
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1993	1,174	205,825
FGR	429	55	1993	236	41,376
FOP	35	30	1993	10	1,753
TOTALS	1,638			1,420	248,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,420	134.9088	178.08	252,874	1985	2020	0	0	0	1.55	98.45

1 SNGL FAM – 100% - 2024 Heated Area: 1174 HX Base Yr 2024



2102 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		248,954
TOTAL MARKET OB/XF VALUE		2,591
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		451,545
SOH/AGL Deduction		50,519
ASSESSED VALUE		401,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,304
TOTAL JUST VALUE		451,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0675	4/28/2022	WD	Q	I	01	434,000
GRANTOR: BRUCE PALMER LLC						
GRANTEE: DAIGLE TONI M						
2492/0422	8/27/2021	WD	Q	I	01	225,000
GRANTOR: GOODSON JOANN S						
GRANTEE: BRUCE PALMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N4 W21 S17 FGR=[YR=1993] S22 E21
FOP=[YR=1993] S4 E5 N7 W5 S3$ N19 W11 N3 W10 $ E10 S3 E11
S16 E5 S7 E16 N39 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	63	16	1,008.00	SF	4.88	4.88	100	1985	1985	3	44	2,162	
2	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	100	1985	1985	3	44	86	
3	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1985	1985	3	44	343	

LAND DESCRIPTION

TOTAL OB/XF 2,591

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS